



Viewing by appointment only
Allen Goldstein - Bloomsbury
104 Cromer Street , London WC1H 8BZ
Tel: 020 7183 4101 Email: enquiries@allengoldstein.com Website: <https://www.allengoldstein.com>



ALLEN GOLDSTEIN

Bricklane, E1

£1,450,000 Freehold

A Rare Gem in the heart of Shoreditch

Description

Allen Goldstein has the pleasure of presenting you with this exceptional investment opportunity.

Built in 1894, the property is one of the best examples in Brick Lane that has stood against the test of time. With over 4 floors the property has abundant character with views of the Shard on one side and the Truman Brewery on the other.

The property offers huge potential to add value by raising the garden hence creating more internal space as well as having a raised patio area. There is also potential to excavate creating a basement.

Bordering The City, nestling between Clackenwell and Bethnal Green, is one of London's most treasured hotspots for culture, art, fashion and food. – Shoreditch

Old Spitafields market, Boxpark and Ely's yard Street Food are just a few attractions that make Shoreditch one of the best places in

Viewing by appointment only

Allen Goldstein - Bloomsbury

104 Cromer Street, London WC1H 8BZ

Tel: 020 7183 4101 Email: enquiries@allengoldstein.com Website: <https://www.allengoldstein.com>



ALLEN GOLDSTEIN



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 398 SQ. FT.

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 390 SQ. FT.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 347 SQ. FT.

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 368 SQ. FT.

APPROX. GROSS INTERNAL FLOOR AREA 1515 SQ. FT. / 141 SQM.
Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Viewing by appointment only
Allen Goldstein - Bloomsbury
104 Cromer Street , London WC1H 8BZ
Tel: 020 7183 4101 Email: enquiries@allengoldstein.com Website: <https://www.allengoldstein.com>



ALLEN GOLDSTEIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		

Viewing by appointment only
 Allen Goldstein - Bloomsbury
 104 Cromer Street , London WC1H 8BZ
 Tel: 020 7183 4101 Email: enquiries@allengoldstein.com Website: <https://www.allengoldstein.com>